

NEWARK
HOUSING AUTHORITY
PROGRESS REPORT
2002-2003

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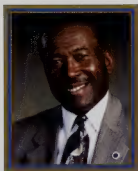
"Improving Newark's Neighborhoods"



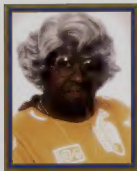
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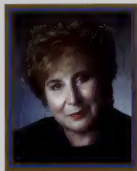
Zinnerford Smith
Chairman



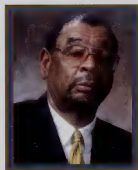
Ida Clark
Vice Chairperson



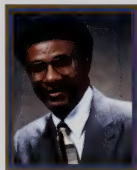
Gloria L. Cartwright
Treasurer



Fran Aduhato



Donald Bradley



Lynell Robinson

When public housing was created under the Federal Housing Act of 1937 during President Franklin D. Roosevelt's New Deal era, it was the federal government's initial thrust at providing affordable housing for those in need until they could improve on their housing choices. The public housing philosophy was really designed as transitional housing, enabling successive groups of needy families to find affordable shelter.

The realities of our current 2002-2003 economy have severely impacted the financial status of the Newark Housing Authority (NHA) as we attempt to fulfill our public housing mandate.

Millions of working people are poor and lack health insurance, adequate childcare and affordable housing even though they do all the things that society and our traditions say they should.

Federal budget cuts for public housing over the past couple of years have exceeded \$1 billion. Even more disconcerting, the NHA has been hit with a \$21 million axe. Despite that disconnect when government is decreasing resources to the poor while cutting taxes on the rich, the NHA has sought to manage its dwindling resources to minimize the impact on our ability to deliver services under severe circumstances to our residents.

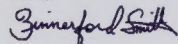
I want to commend our Executive Director and staff for trying to do more with less; for recognizing the budget policies that will take a toll on the poor, the elderly, the young, the disabled and others needing support and assistance, and developing strategies that will continue to provide services and programs to NHA residents.

As a Board of Commissioners, we are proud of what we have accomplished at the NHA, including the demolition of all family high-rise structures in the city, the construction of thousands of new townhouses and the myriad social and service programs we offer our residents of all ages.

Two years ago in a speech at Notre Dame, President George W. Bush said, "Government must be active enough to fund services for the poor—and humble enough to let good people in local communities provide those services."

The NHA has not forgotten and our history of helping and sharing is a legacy we proudly accept.

Sincerely,



Zinnerford Smith
Chairman





In the words of the inimitable Yogi Berra, "It's déjà vu all over again." That statement sums up what it's been like to return to the Newark Housing Authority (NHA) as the Executive Director after serving as Assistant Secretary for Public & Indian Housing of the U.S. Department of Housing & Urban Development and as Business Administrator for the City of Newark during the past five years.

It's good to be home again and it's good to have a home to return to, particularly because I consider NHA residents and staff as family. Similarly, that's how we must approach our efforts at the housing authority—as a family that cares about one another and that cares about the quality of life of our residents.

If the measure of a society rests on how it treats its elderly and children, then the NHA would unequivocally pass the test if judged by our efforts in trying to make their lives better. Ranging from the implementation of seniors-only designated housing and the myriad recreational and educational programs for both the young and the elderly, to the nationally recognized Ms. Housing Authority Pageant and our initiatives in assisting families in need of shelter, the NHA can be proud of its accomplishments.

Its most gratifying to help someone in need, and that philosophy is what we have strived to exemplify at the NHA. To illustrate, I share with you a letter from an NHA resident who wrote:

"I write this letter to tell you how appreciative I am that you provided immediate assistance in obtaining an apartment for me. . . . I am more than satisfied with the apartment at Hyatt Court as it is quiet here. . . ."

"You have no idea how much you helped my family, and I just wanted it to be known that I am truly grateful for what you have done. Having two small children and being a single parent is no easy task and you lessened my burden to not have to worry about high rent. . . . Thank you so much!"

Unarguably, this letter underscores why we are in business. And it is indeed heartwarming to know that our efforts have had a profound and positive effect on people's lives.

With the cooperative support of Mayor Sharpe James as well as the leadership and guidance of our Board of Commissioners, trust that we shall do everything we can to stay the course.

Sincerely,

Harold Lucas
Executive Director

"Residents are the purpose of our work and not an interruption."

The above motto reflects the Newark Housing Authority's (NHA) commitment to its 38,000 residents, and **Property Management** is easily the heart of the agency. The 450-person property management staff is responsible for the day-to-day operations of nearly 8,000 housing units.

Despite an attrition of 1,100 vacancies, the NHA has still managed to maintain an occupancy rate of 97 percent in the past year, the highest in the recent history of the agency, by providing timely repairs and apartment rentals.

The **Occupancy Department**, the epicenter of the multi-faceted property management operation, provided affordable housing to thousands of families throughout the year. It processed over 4,000 new applications, conducted more than 1,000 home visits for prospective residents, and initiated 5,000 criminal record checks. The Department also leased nearly 1,100 apartments.

Maintenance problems and emergencies are a fact of life for Property Management, and the M.V.P. (Most Versatile Performer) within that component of the NHA is the **Central Maintenance Department**. From resolving a power outage crisis at a senior high-rise by finding and replacing a high-voltage transformer expeditiously, to repairing underground steam leaks and collapsed sewer lines and rehabilitating fire-damaged units, the following are recent highlights of some of the unit's vital work in supporting the daily operations of the agency. The myriad and varied maintenance activities follow:



Replacement of asphalt, sidewalk and soil at NJ2-2 Pennington Court

Accomplishments

- ◆ Completed the rehabilitation of 21 fire-damaged units.
- ◆ Completed the repair of units damaged by car accidents.
- ◆ Completed 500 Apartment Turnover (ATO) units.
- ◆ Replaced high voltage transformer at Stephen Crane Elderly following major power failure.
- Repaired fencing, gates and bleachers and painted at Hank Aaron Field.
- Repaired and treated 150 units affected by mold and mildew.
- ◆ Repaired blacktop and sidewalk in one courtyard at Seth Boyden.
- ◆ Constructed dumpster enclosures at Pennington Court.
- Replaced blacktop and sidewalks of interior courtyard at Pennington Court.
- ◆ Replaced three-inch gas pipes between buildings #58 and #60 at Stephen Crane Elderly.

- ◆ Replaced blacktop at rear entrance driveway at Seth Boyden Elderly.
- ◆ Replaced blacktop and some sidewalks at Baxter Elderly.

The NHA's Apartment Turnover team performs the necessary repairs and tasks, including the installation of new cabinetry, doors and plumbing fixtures, to ready a unit for occupancy.



- ◆ Repaired five major underground steam leaks at Stephen Crane Village.
- ◆ Repaired 12-inch underground collapsed sewer line at GiGi Foushee Towers.
- ◆ Repaired underground steam leak at Pennington Court.
- ◆ Installed tub surrounds and showers in all units at Stephen Crane and Otto Kretschmer Elderly complexes for the first time.
- ◆ Repaired/replaced approximately 700 stair treads and risers at Baxter Terrace, Hyatt Court and Felix Fuld.
- ◆ Conducted "Right to Know" training for approximately 50 employees.
- ◆ Implemented training and certification for four employees to serve as operators for gas master meter and underground gas lines at Stephen Crane Village.
- ◆ Repaired underground water main at Stephen Crane Elderly and Bradley Court II.
- ◆ Painted lobbies, installed new light fixtures, ceiling tiles, painted hallways and doors, and stairwells at Baxter Terrace Elderly and Otto Kretschmer Elderly.
- ◆ Repaired and/or painted benches, building facades, light poles, and fencing at Seth Boyden Elderly.



Installation of new transformers following a power outage at NJ2-16 Stephen Crane Elderly.

As a final testament to the unit's work, the following maintenance improvements were completed at nine of the agency's senior sites:

- ◆ Completed community room and lobby renovations
- ◆ Installed smoke barrier doors tied to the alarm systems, and new emergency lighting
- ◆ Installed new kitchen and bathroom cabinetry
- ◆ Installed new exterior entrance doors
- ◆ Installed new windows in building common areas
- ◆ Repaired sidewalk, installed fencing and created new sitting areas
- ◆ Repaired blacktop in parking lots

Central Maintenance and the site-based maintenance crews responded to over 48,000 work orders and renovated and/or refurbished 1,200 apartments throughout the year. The Department also instituted a cyclical painting program for more than 2,000 low-rise units and will incorporate senior and townhouse sites into the schedule as it proceeds.



NHA Executive Director Harold Lucas (photo, left) announces the NHA's plan to institute new guidelines for occupancy in specified NHA senior housing complexes (photo, above) and discusses the benefits, such as increased efficiency in the delivery of services, of senior-only designated public housing with media representatives following the press conference.

"HUD's approval of our seniors-only housing plan will allow the NHA to create better separation, strengthening our efforts to provide more focused support services."

In what was a historic first for the Newark Housing Authority (NHA), the U.S. Department of Housing & Urban Development (HUD) approved its plan to designate certain public housing complexes as "seniors only" buildings.

The approval, which was applauded by senior residents, called for two senior complexes, James C. White Manor and GiGi Foushee Towers, to be "seniors only" buildings. One building at each of the following sites was also specified for elderly only occupancy:

- ◆ Otto Kreichmer Homes
- ◆ Seth Boyden Homes
- ◆ Stephen Crane Elderly (815 N. 6th Street)
- ◆ Stephen Crane Elderly (880 Franklin Avenue)

Previously, few non-elderly disabled residents shared developments with seniors following the construction of elderly developments in the city. The passage of Section 10 of the Housing Opportunity Program Extension Act by Congress in 1996, however, established three distinct housing groups (disabled, elderly, and disabled and elderly families).

The NHA has long recognized the generational differences within its mixed population sites, and the Board of Commissioners was pleased to provide a HUD-approved remedy for the transition to elderly-only housing to help ensure their domestic tranquility.



In addition to city, state and federal officials, hundreds of NHA seniors, who have long advocated for buildings to be designated seniors only, were among those present at the press conference.



"The NHA is more than bricks and mortar and the agency is more than an ordinary landlord."

In addition to providing safe, decent and affordable housing and consistent with its philosophy of putting residents first, the Newark Housing Authority (NHA) offers a host of social, educational, health and recreational programs.

The Family and Community Services Department is responsible for an array of services for senior and adult residents as well as many youth-oriented initiatives to provide opportunities for enrichment for NHA youngsters.

These services include, but are not limited to, social service referrals, after school tutorial programs, computer training, recreation, bus transportation as part of the nutritional shopping program, senior deep sea fishing and camping trips, Boys & Girls Clubs memberships, GED programs, college tours for high school junior and seniors, medical clinics and health fairs.

The annual pool, chess and card tournaments are among the most popular programs for senior residents.

Anti-Gang Youth Conference

"We're on a special mission, and it's to help educate young people."

The Newark Housing Authority sponsored an Anti-Gang Youth Conference for children to help them learn about the dangers of gangs and provide them with strategies to help them lead a life free of gang influence.

Approximately 100 children, ages 10 to 16, who live in NHA complexes and had received permission from their respective schools to attend the conference, heard former gang members and representatives from the law enforcement community recount

their personal experiences with gangs, the detrimental effects of gang participation and the critical importance of getting an education to help deter them from becoming involved with gangs.

Other participating organizations included the Young Fathers Program of the University of Medicine & Dentistry of New Jersey, Newark Public Schools, and BMS Entertainment.



Baxter Terrace Health Fair



"These opportunities bring a wealth of information and services to our residents to help improve the quality of their lives."

Residents of all ages at Baxter Elderly and Baxter Terrace had the opportunity to access valuable health-related information and learn about the availability of community resources and healthcare services at a health fair, sponsored by a consortium of pharmaceutical companies and city officials at the Baxter Elderly complex in 2003.

The outdoor event featured free health screenings, including high blood pressure, diabetes, cholesterol, HIV, and Alzheimer's, and offered residents the chance to dialogue with on-site healthcare professionals and NHA staff while their children enjoyed an afternoon of summertime fun playing on the water rides, making snow cones, and being entertained by the ubiquitous clown.

In addition to the pharmaceutical companies, the event was also supported by contributions from Newark Mayor Sharpe James, Councilman Charles Bell and Councilwoman Bessie Walker.





90-Plus Senior Luncheon

As a tribute to its "Young Seniors," the Newark Housing Authority's (NHA) 90-Plus Luncheon has evolved into a much-anticipated and exciting program among residents and NHA and city officials.

In 2002, the NHA honored 54 seniors at a ceremony marking their entry into the nonagenarian segment of humankind.

In 2003, the NHA honored 68 residents who have reached the 90-year old mark and are living independently in NHA complexes, for their contributions to the growth of Newark. During the program, NHA officials awarded certificates to the seniors acknowledging their "knowledge, wisdom and experience in making their respective communities a better place to live." Newark Mayor Sharpe James, who shared the occasion with the Lively group, presented certificates and joined each honoree for a picture marking the event.



At the NHA's 2003 recognition program, a few "young seniors" share a lighthearted moment with Newark Mayor Sharpe James.



Seniors, basking in the spotlight at the 2002 luncheon held in their honor, proudly display their certificates.



"The FSS Program provides the human capital and tangible resources to help people help themselves."

The objective of the Newark Housing Authority's (NHA) Public Housing Family Self-Sufficiency Program (FSS) is to break the cycle of dependency of low income families on welfare assistance, federal, state and/or local subsidies.

As part of the FSS Program, low-income families are offered educational and job training opportunities, counseling and other forms of social service assistance while living in the Newark public housing as well as Section 8 units. These options are provided to help participants obtain education, employment and business and social skills necessary to achieve economic self-sufficiency.

Participation in the FSS Program is voluntary, but strongly recommended for NHA residents. Once they are accepted however, they must sign a contract of participation and with the guidance and assistance of NHA staff, develop an Individual Training and Service Plan (ITSP) outlining their proposed milestones and final goal.

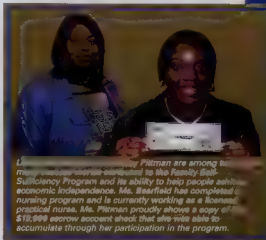
The term of the FSS program is five years. During that time, participants must accomplish the goals identified in their ITSP. They are also allowed to complete an educational program (a degree program or job training), and seek and maintain employment. Toward that end, the FSS staff on behalf of clients, collaborates with higher education and job training institutions to help them maximize the use of available resources to reach their goals.

The FSS Program offers:

- ◆ Personal Counseling
- ◆ Educational Counseling
- ◆ Nutrition
- ◆ Parenting Skills
- ◆ GED preparation
- ◆ Job Training
- ◆ Workplace Literacy Program
- ◆ Job Preparation
- ◆ Assistance with defaulted student loan issues
- ◆ Home ownership counseling & opportunities
- ◆ Career Counseling
- ◆ Educational Seminars/Workshops
- ◆ Money Management
- ◆ Referral Services
- ◆ English as a Second Language
- ◆ Basic Skills
- ◆ Networking
- ◆ Assistance with educational institution and financial applications
- ◆ Credit repair assistance
- ◆ Group Activities
- ◆ Escrow Accounts

The FSS also establishes escrow bank accounts for contracted families that obtain employment and/or experience an increase in their earned income. Consequently, these families qualify to have their rents reduced, which allows them to save money.

Residents who do not enter a binding agreement receive a maximum of four referrals. Nevertheless, they are always encouraged to take advantage of all the benefits associated with the program, which has witnessed overwhelming success since its inception several years ago.



Ms. Bearfield and Ms. Pitman are among many participants enrolled in the Family Self-Sufficiency Program and its ability to help people achieve economic independence. Ms. Bearfield has completed a nursing program and is currently working as a licensed practical nurse. Ms. Pitman proudly shows a copy of a \$12,000 escrow account check that she was able to accumulate through her participation in the program.

Youth Expo



Mayor Sharpe James and participants at Youth Expo 2003

The Newark Housing Authority's (NHA) Family Self-Sufficiency Department hosted "Youth Expo 2003" to offer public housing and city youth a variety of positive activities, information and resources provided by more than 30 youth service providers that attended the event.

Mayor Sharpe James addressed the gathering, urging them to take advantage of all the help and services being offered while emphasizing they could be anything they wanted to be if they focused on their goals.

NHA Executive Director Harold Lucas cautioned the young people about the precariousness surrounding the gang culture in which their lives hang in the balance, and encouraged the group to move in positive directions and gain positive values.

The event also showcased the talents and skills of local drill teams, bands, martial arts experts and the NHA Voices of Hope Choir, as well as remarks from motivational speaker Richard Everhardt Groves, Jr.



The dramatic appeal of face painting absorbs several youngsters



Exchanging information and sharing ideas takes center stage



The NHA Voices of Hope Choir gives a riveting musical performance

"This project continues our construction program and our goal to create improved living conditions for residents."

The Newark Housing Authority's (NHA) latest architectural design of new townhouses that rival properties in suburbia according to NHA Executive Director Harold Lucas, has materialized in the city's South Ward. The 96-unit development encompassing one-to-three-bedroom townhouses represents the 11th such new construction project initiated by the NHA since 1993.

The colonial-style homes are adjacent to the South District Police Precinct and one block from the Belmont Runyon Street Elementary School.

Sixty-nine families currently occupy some of the new units, for which ground was broken in May 2002.

Taking the first official step toward constructing the new 96-unit development are (l to r) Newark Councilman and Newark Housing Authority Commissioner Donald Bradley, NHA Executive Director Harold Lucas, NHA Commissioner Ida Clark and Gloria L. Cartwright, and Steve Romano, Century 21 Construction Company.



The sparkling new cabinetry and counters showcase the superior quality of the townhouses at the newly constructed 96-unit townhouse development in the South Ward.



First Annual NHA



Newark Mayor Sharpe James (far left) joins NHA Executive Director Harold Lucas at podium, in recognizing several resident officers who were recognized for their long standing community service

Municipal Court Judge Kanmu Hil Harvey (standing at podium) administers the oath of office to the new NHA tenant representatives at the conference as NHA Assistant Executive Director Vernita Sias Hill Esq. shows her support



Flanked by Municipal Court Judge Kanmu Hil Harvey (l to r), NHA Assistant Executive Directors Shaye Araromi and Vernita Sias Hill Esq. and NHA Executive Director Harold Lucas far right the newly installed resident leadership show their certificates memorializing the occasion

Tenants Conference

"A Hallelujah Time!"

That is how Newark Housing Authority (NHA) Commissioner Ida Clark characterized the NHA's First Annual Tenant Association's Training and Technical Assistance Conference "Public Housing 2003 and Beyond" in which more than 150 NHA tenant association executive board members and national resident Advisory board members from New York, Ohio, and Massachusetts were represented.

The three-day event at the Robert Treat Hotel provided training for resident leaders on a host of topics, including conflict resolution, resident screening certification, economic development, income targeting, and de-concentration among others.

"It was the best resident conference I've been to in 25 years," said Harold Lucas, NHA Executive Director. NHA Commissioner Clark noted that she had never attended a resident conference of "such magnitude" and speaking for her fellow conference attendees, "we learned a lot and fellow strapped on a family basis."

Special appearances and remarks by Mayor Sharpe James, Governor James J. McGreevey, State Senator Ronald L. Rice and Carmen Valenti, then HUD's New Jersey Director of Public Housing, were other highlights of the conference.



NHA Executive Director Harold Lucas (standing, at podium) discusses the importance of the conference with Governor Jim McGreevey (standing, left) and Deputy Mayor and State Senator Ronald L. Rice (far right).



Carmen Valenti, then-director of the U.S. Department of Housing & Urban Development, Newark Office, gives remarks as NHA Commissioner Ida Clark and Councilman Charles Bell listen.

New Jersey Governor Jim McGreevey (standing) greets the representatives at the conference.



The Newark Housing Authority (NHA) Section 8 Department is responsible for administering the NHA's Section 8 assisted housing program that offers affordable housing to Newark families. In 2001 and 2002, the Section 8 Department launched an outreach program to increase local landlord participation and housing units for the program.

As indicated by the number of families served, the NHA's partnership with area landlords has achieved significant strides with Section 8 providing more than 5,000 low-income families with Housing Choice Vouchers in 2002.

Michael Branch Manor's 25th Anniversary Celebration



The NHA recently celebrated the 25th anniversary of the opening of one of its premier properties, as Branch Brook Manor an 11-story, 200-unit senior complex that offers a panoramic view of the famous cherry blossom trees in Branch Brook Park. Enlivened by residents who reside at the complex and the participation of several city, state and federal officials, the occasion featured the presentation of certificates to 17 families who were among the first residents to occupy the development. Joined by NHA Commissioner Ida Clark center and brimming with pride, several members of the "first families" of Branch Brook Manor pause to display their certificates.

The Newark Housing Authority's Voices of Hope Mass Choir, recognized as one of the city's finest and most requested singing ensembles since its inception 11 years ago, provides a musical performance at the celebration.



The overflow crowd of Branch Brook Park residents and city state and federal officials enjoyed the celebration.



Amid the aesthetically beautiful new townhouses recently constructed by the NHA, there still remains housing stock that is more than six decades old.

Maintaining that housing is part of the varied responsibilities of the Modernization Department (MOD), which also obligates funds received from the U.S. Department of Housing & Urban Development (HUD) for capital improvements.

From developing a Section 504 "reasonable accommodations" plan and training program to overseeing demolition projects and environmental abatement and the maintenance/upgrading/replacement of housing infrastructure, the MOD Unit continues its vital role of keeping the agency's 8,000 units viable.



(Right) Balcony restoration at NJ2 22C Stephen Crane Elderly



Common area window replacement at NJ2 22C Stephen Crane Elderly

Balcony enclosures at NJ8 1 Branch Brook Manor Elderly site.



Installation of new windows at NJ2 21E Seth Boyden Elderly

Phase I Demolition



Phase II Demolition

Stella Wright Homes, the last family high-rise public housing complex in Newark, succumbed to the force of 1,000 pounds of dynamite last spring paving the way for a \$200 million Hope VI project in the Central Ward.

Stella Wright Homes was the last of five family high-rise sites to be demolished under the Newark Housing Authority's demolition and new construction program, in which approximately 1,500 new townhouses have been built throughout the city.

The Hope VI project, in cooperation with the city, envisions more than 700 units of mixed-income housing, rental, and home ownership, as well as new parks and community facilities, new infrastructure, and commercial opportunities that will revitalize a major part of the city.



"Home ownership opportunities for residents constitute tangible progress for residents."

In June 2000, the Board of Commissioners designated Mt. Pleasant Estates the Newark Housing Authority's first home ownership site. The Home Ownership Program, undertaken with the approval and assistance of the U.S. Department of Housing and Urban Development (HUD), is designed to increase home ownership in Newark's North Ward and to promote social stability by giving residents a financial stake in their neighborhood.

A 42-unit townhouse development, Mt. Pleasant Estates is situated north of Clark Street along Broad and Gouverneur Streets and Mt. Pleasant Avenue. The development is unique in design and layout, with exceptional curb appeal. The units are finished in brick and aluminum siding, surround a common driveway and parking area and feature full basements and sliding doors that lead from the kitchen to the deck and the parking area. In addition, schools, shopping districts, businesses and professional services, as well as public transportation, are all within walking distance.

The development was built between 1988 and 1993 and is, therefore, relatively young by comparison with housing in the city. Nevertheless, all of the units have been renovated or are undergoing renovation under a comprehensive modernization program scheduled for completion by October 2003. This improvement project, combined with the recent opening of a new Comfort Suites hotel on McCarter Highway, has added significantly to home values and neighborhood desirability, which will be further boosted by market-rate housing that is planned for a neighboring site.



Newark Housing Authority residents, staff and officials from the U.S. Department of Housing & Urban Development discuss home ownership opportunities at NHA headquarters.



The beautifully appointed brick facades capture the quintessential workmanship of the town houses.

To make home ownership affordable for the residents, the Authority is selling the townhouses at a steep discount from their fair market value. In addition, in compliance with HUD guidelines, current residents have received purchase preference; however, they are prohibited from reaping a windfall on resale under a 10-year restriction on profits.

Prospective buyers are required to make a down payment equivalent to one percent of the sale price and to successfully complete a course that introduces them to the finer points of home ownership. Many financial institutions view enrollment in the course and the concomitant certificate favorably when evaluating home mortgage applications. Many residents, the majority of whom were among the first to occupy the development, welcome this unique opportunity. Contracts of sale have been signed on 24 of the 42 townhouses. Although the purchase is a financial stretch for most buyers, they agree the sacrifice is worthwhile and look forward to owning their homes.

The buyers will become members of the Mt. Pleasant Owners Association, which will share with individual purchasers the responsibilities of maintaining the development.

Ms. Housing Authority Pageant

"It's New Jersey's Other Pageant." *The Star Ledger*

The Newark Housing Authority (NHA) held its Seventh Annual Ms. Housing Authority Pageant in 2003 to provide opportunities for self-growth and development for young ladies who reside in housing authority neighborhoods including Essex, Union and Passaic counties. In 2002 and 2003, 58 girls, ages 13 to 16, participated in the yearlong program of intensive workshops, cultural activities, career exploration, and community service projects to foster their self-confidence and prepare them for the future as well as the competition.

Since its creation in 1997, the Ms. Housing Authority Pageant has served hundreds of young ladies and has received coverage in the *New York Times* and *The Star-Ledger*, and the 1998 pageant was featured in a nine-page layout in *Life* magazine. It has also been broadcast on network television (CBS) and local television stations.



The 2003 Ms. Housing Authority Pageant
1st to 11 Sha'erra
Hasty, Paterson
Housing Authority
second runner-up,
Shana Gettis, Newark
Housing Authority's
scattered site west
complex winner and
the reigning Ms.
Housing Authority, and
Ameera Carey, Newark
Housing Authority's
Stephen Crane Village
first runner-up

Yvette Myers (center,
a resident of the
Paterson Housing
Authority, was
crowned the 2002 Ms.
Housing Authority,
and Shana Gettis
right, and Nafeesah
Leverett (left, garnered
first runner-up and
second runner up
positions, respectively.



Honorary Executive Director

As is the custom, the Newark Housing Authority (NHA), joined by city representatives, officially "installed" its new Honorary Executive Director, Edward Kamieniecki, into office during a special reception in his honor in 2002, as part of its annual Honorary Executive Director Program. Mr. Kamieniecki, is the NHA's 12th honorary executive director who was awarded this distinction for being selected one of the top three contestants in the Newark Citywide Senior Citizens' Fashion Extravaganza, sponsored annually by the NHA, the City of Newark and a host of other community-based organizations and local businesses.

This event provides an opportunity for senior citizens throughout the city to gather and share in the camaraderie of their peers while showcasing their fashions in an atmosphere of friendly competition. In addition to the NHA's honorary program, the City of Newark and the Newark Public Library are also paired with winners from the competition and host honorary programs annually to mark the occasion. The NHA's honorary executive director program has become enormously popular and is a much-anticipated event among seniors.



Councilman and NHA Affirmative Action Director Charles Bell and Councilwoman Bessie Walker (left), administer the oath of office to the honoree while his friend Esther Estrella, who formerly served as the NHA's honorary executive director holds the bible.

Mr. Kamieniecki assumes his deserving position as the NHA Honorary Executive Director



Immunization Program

"We have galvanized our resources to address a critical healthcare issue facing our children."

As part of a campaign to combat health trends that jeopardize the health of children, the Newark Housing Authority (NHA) in conjunction with the Newark Department of Health & Human Services initiated *Operation Immunization* in 2003 in an effort to immunize every child living in public housing up to the age of six.

The program began at Baxter Terrace where NHA staff employed bullhorns, cars equipped with megaphones and door-to-door outreach efforts to encourage parents to get their children vaccinated or to inform them their children were missing required shots.

The NHA routinely works with the city's health department's pediatric van when it travels to NHA housing complexes, but the number of children vaccinated was

limited. Under the new initiative, however, the staff, with the support of school nursing staffs, sought to identify potentially at-risk youth and worked with the city's health department to have the children immunized.

This undertaking to help safeguard the health of NHA children has generated positive results. Hundreds of children have been vaccinated, and *Operation Immunization* continues to raise awareness about the health risks associated with inadequate healthcare for our children.



A parent holds the child to have her vaccinated after hearing of the immunization program on a bullhorn.



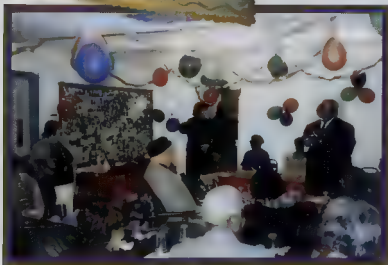
A nurse from the Department of Health & Human Services vaccinates a NHA resident.

Willie Holt Miles' 103rd Birthday



The Newark Housing Authority rolled out the proverbial red carpet in honor of Willie Holt Miles who celebrated her 103rd birthday in 2003. City officials also shared the festive occasion with Ms. Miles, members of her family and residents and lavished her with the gift of friendship and a Proclamation from Mayor Sharpe James that designated her birthday "Willie Holt Miles Day" in Newark. Similarly, in a letter to Ms. Miles, Councilwoman Bessie Walker also recognized Ms. Miles for her contribution to her community and the city.

Willie Holt Miles (above, left) with family members.



Councilman and the NHA's Affirmative Action Director Charles Bell gives remarks at the birthday celebration honoring Ms. Miles.

Anti-Gang Conference

"This is a first step toward addressing the problem and improving the quality of life at our complexes."

The Newark Housing Authority (NHA) initiated its first anti-gang conference in 2003 to address the growing incidence of gang violence on NHA residents. The program afforded tenant association presidents and representatives from social service and law enforcement agencies and faith-based and educational institutions an opportunity to attend workshops and gain practical information and insight into the gang culture and preventive strategies to help reduce gang-related crimes.

The conference, entitled "From Now On," provided seminars on *Gang Awareness, Gang Prevention in Public Housing, Gang Alternatives and Recreational Activities, Job Training, Employment and Counseling*, and the *Housing One Strike Rule*, which permits housing authorities to evict tenants for drug-related crimes.

This event represented the first in what the NHA has determined will be an annual undertaking to help protect the safety of residents and to build stronger neighborhoods.

A media representative (photo left) interviews tenant association presidents, Louise Williams and Walter Bateman, of Baxter Terrace and Baxter Elderly, respectively.



Deputy Mayor Evelyn Williams also shares her views with Channel 9 News at the anti-gang conference.





NHA Executive Director Harold Lucas gives remarks at the Anti-Gang Conference held this past year at the Robert Treat Hotel in Newark



Several members of the audience listen attentively to the panelists during a seminar presentation

Adopt-A-Child &

"The NHA has a tradition of goodwill that embraces the young and elderly."

The Newark Housing Authority (NHA) sponsored its Adopt-A-Child Program in 2002. In 2002, 3,000 Christmas cards and brighter holidays for children and NHA employees and Sector 8 housing families. Hundreds of holiday donations were collected, including coats, shoes, socks, blankets, and other clothing and sundry items.

In the same spirit of benevolence that led to the creation of the Adopt-A-Child Program, the NHA expanded the program in 2002 to add a measure of holiday cheer to NHA seniors, who, in many cases, are housebound because of a debilitating illness. For the first time, white, blue, and red family. Similarly, many seniors received holiday food baskets, fruit, and coal, used to keep them warm and cozy during the winter months.

The Adopt-A-Child Program, now in its 10th year of operation, and the Adopt-A-Senior Program are made possible by the unwavering support and generous contributions from NHA employees.



Several children and their parents are all smiles at the presentation of Christmas gifts donated by NHA employees.



Adopt-A-Senior Programs



Veronice Horne proudly displays the gifts to be delivered to her fellow seniors at Seth Boyden Elderly (2/21/1)



NHA employees first row, l to r: Chana McPhatter and Juha Montanez, 2nd row l to r: Doris McCray, Crank, Diane Thomas and Veronice Horne take a moment from the task of preparing gift baskets for distribution to NHA seniors.

NHA/Dr. M. Joan Cousin AME Health Awareness Center

"The value of nurturing the hearts and minds of residents is immeasurable."

For the second consecutive year, more than 35 children and adolescents, ages 8 to 17, had a chance to gain enrichment and broaden their understanding of the world as part of their participation in a six-week summer camp program, sponsored by the NHA/Dr. M. Joan Cousin AME Health Awareness Center.

Funded by a \$10,000 grant from the Washington, D.C.-based Black Women's Agenda, the program offered participants an opportunity to enhance their skills and knowledge in computer training, which was provided by students from Rutgers University, academics, music, and recreation, culminating the last week in a weeklong overnight stay at a camp in Pennsylvania.

Based at the NHA's Kretchmer Homes complex, the NHA/Dr. M. Joan Cousin AME Health Awareness Center was established in 1995 as a joint venture between the NHA and the First Episcopal District of the African Methodist Church to help combat the incidence of HIV/AIDS and to nurture the development of young people to enable them to make informed life choices.

A variety of activities and programs, including a tutorial program, vacation bible school, an instructional gardening program, computer training, health fairs and HIV/AIDS prevention, as well as an emphasis on outreach to NHA residents and the larger community, is administered by the staff throughout the year and continues to provide a sense of hope, optimism and progress for members of the community.



Children who participated in the summer camp program and their chaperones receive a hearty welcome home from NHA Commissioner Gloria L. Cartwright (far right).

Housing Authority of the City of Newark

Newark, NJ

COMBINED STATEMENTS OF NEW ASSETS AS OF MARCH 31, 2003 AND MARCH 31, 2002

ASSETS	MARCH 31, 2003 (unaudited)	MARCH 31, 2002 (audited)
Current Assets		
Cash	\$9,671,334	\$23,537,099
Accounts Receivable		
HUD	6,733,438	15,774,850
Tenants	659,751	423,540
Other	586,689	527,363
Notes Receivable—Current	106,337	43,288
Investments	73,394,522	54,317,020
Inventory	1,394,132	1,595,905
Prepaid Expenses	449,871	31,235
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Total Current Assets	92,996,074	96,250,300
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Non-Current Assets		
Long Term Notes Receivable	973,972	1,067,376
Property, Equipment and Improvements	302,856,779	286,751,091
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Total Non-Current Assets	303,820,751	287,818,467
	<hr/>	<hr/>
Total Assets	<u><u>\$396,816,825</u></u>	<u><u>\$384,068,767</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
Accounts Payable	\$21,730,710	\$26,962,434
Accrued Expenses	9,183,120	11,018,343
Deferred Revenue	4,215,084	3,708,679
	<hr/>	<hr/>
Total Current Liabilities	35,128,914	41,689,456
	<hr/>	<hr/>
Net Assets	361,687,911	342,379,311
	<hr/>	<hr/>
Total Liabilities and New Assets	<u><u>\$396,816,825</u></u>	<u><u>\$384,068,767</u></u>





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